

Memorandum

City of Las Vegas Neighborhood Services Department

To: Beverly Bridges, CMC, City Clerk
 From: Devin S. Smith, Manager – Neighborhood Response Division
 CC: File
 Date: September 10, 2007
 Re: Report of Expenses for the abatement of Dangerous Building/Demolition at 224 W. Baltimore Avenue - Ward 3 (Reese)

LVMC Ordinance 5873 authorizes the City of Las Vegas to assess and collect a re-inspection fee of \$120.00 if the nuisance violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of \$180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection. In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. On the 2nd re-inspection a \$180 re-inspection fee + a \$150.00 civil penalty will be assessed; on the 3rd re-inspection a \$180 re-inspection fee + a \$300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a \$180 re-inspection fee + a \$500.00 civil penalty. Additionally, every person who causes or maintains a public nuisance, or who willfully omits or refuses to perform any legal duty relating to the abatement of such nuisance (1) shall be guilty of a misdemeanor; (2) shall be liable civilly to the City and, upon such findings shall be responsible to pay civil penalties of not more than five hundred (\$500.00) dollars per day, or for commercial properties; civil penalties of not more than one thousand (\$1000.00) per day, for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The \$500.00 or \$1000 daily civil penalty will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Dangerous Building/Demolition," the Department of Neighborhood Services caused the above-referenced property to be corrected by demolishing the structure, removing refuse, waste, trash, debris, vegetation and posted No Trespassing, No Dumping, No Vehicle signs on site. On June 12, 2007, an asbestos survey was conducted. The abatement was completed by ADS Environmental & Construction on August 15, 2007 at a cost of \$9,679.00, and asbestos survey on June 12, 2007 at a cost of \$725.00 which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Demolish the Structure	\$9,229.00
Remove refuse, waste, trash & debris	Included
Vegetation Removal	Included
Posting of Signs (No Trespassing, No Dumping, No Vehicles)	\$450.00
Asbestos Survey	\$725.00
AMOUNT DUE:	\$10,404.00
Administrative Processing Fee:	\$1,560.60
Sub-Total:	\$11,964.60
Reinspection Fees (w/late fees):	\$900.00
Civil Penalties:	\$1,950.00
TOTAL AMOUNT DUE:	\$14,814.60
Daily Civil Penalties (36 days @ 500/day = \$18,000.00 – with the exception of the 1 day already bill in daily workflow – 35 days @ 500/day = \$17,500.00)	(Not to exceed) \$32,314.60
OWNER OF RECORD:	JOHNCYN DEVELOPMENT LLC
PROPERTY ABATED:	224 W. BALTIMORE AVENUE
ASSESSOR PARCEL:	162-04-813-013
LEGAL DESCRIPTION:	MEADOWS ADD
	PLAT BOOK 1 PAGE 43
	LOT 27 BLOCK 12 & LOT 28

DSS:jl